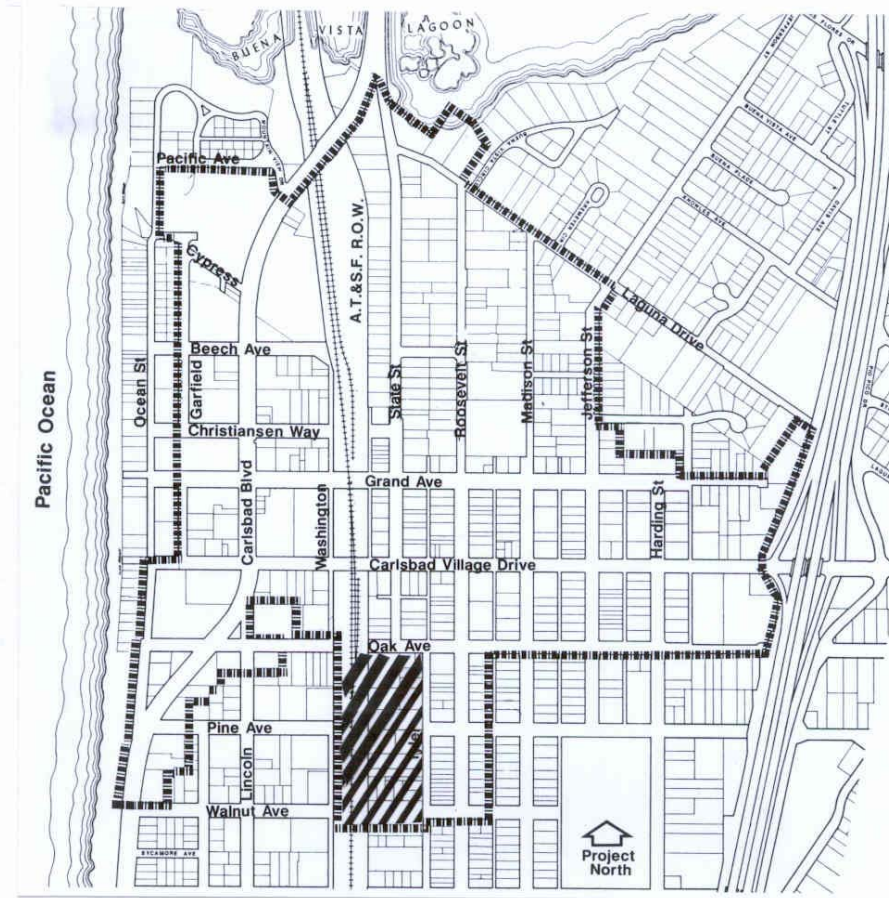


District 6

The boundaries of District 6 are shown in the map provided in Figure 11. District 6 has traditionally functioned as a light industrial area with an emphasis upon automotive towing, repair and detailing uses. Other building services and light industrial activities have also occupied large parcels in the area. Land uses of this type will be allowed to continue in the area with some limitations to better integrate them into the surrounding Village environment. However, as economics begin to play its role in the area, this area may begin to transition into a more commercial retail and business area much different from the industrial land uses. The land use plan within this document allows for the gradual transition of the area into uses which will be more compatible with the residential character of the Barrio neighborhood.



District 6 - Figure 11

District 6 -Service Commercial Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 6 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front: 5 - 20 feet
Side: 5 - 10 feet
Rear: 5 - 10 feet

No parking in front set-backs; this area is to be used primarily for landscaping purposes.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 50 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-Lieu Fee Parking Program which means that properties east of the AT&ST Railroad right-of-way within the district may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The In-Lieu Fee parking program shall only be permitted in the remaining redevelopment area *west* of the railroad right-of-way when it can be demonstrated **to the satisfaction of the California Coastal Commission** that 1) a bonafide fee has been established to implement such a program; 2) specific sites have been identified where parking facilities will be constructed; and 3) detailed criteria and procedures have been established for the annual assessment of parking utilization subject to the completion of a parking study or other technical information. The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Use of Railroad right-of-way for structures or parking will only be allowed subject to provisions for future public access along the right-of-way, conditions of approval related to future use or a determination by the City that provisions for future public use are not needed.

Existing automotive and light industrial uses in District 6 will be allowed to remain. If a land use change is proposed, the new land use must conform with this Village Design Manual.

All City ordinances related to health and safety will be strictly enforced.

Owners of existing uses on Tyler Street will be encouraged to relocate parking areas away from street frontages where possible and to improve the appearance of their properties through landscaping and exterior building improvements.

DEVELOPMENT STANDARDS